

076.0

0004

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

813,500 / 813,500

813,500 / 813,500

813,500 / 813,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
78		STOWECROFT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MACKENZIE JAMES E & KRISTEN A
Owner 2:	
Owner 3:	

Street 1: 78 STOWECROFT RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: PEABODY BEARD BRECKINRIDGE -

Owner 2: PEABODY RALOFF MARK -

Street 1: 78 STOWECROFT RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 6,697 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1959, having primarily Vinyl Exterior and 2203 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6697		Sq. Ft.	Site		0	70.	0.93	12									434,639						434,600	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										48237
										GIS Ref
										GIS Ref
										Insp Date
										10/08/18


PATRIOT
Properties Inc.
USER DEFINED

Prior Id # 1:	48237
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	21:08:13
PRINT	
LAST REV	
ekelly	
6347	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	378,900	0	6,697.	434,600	813,500	813,500	Year End Roll	12/18/2019
2019	101	FV	303,700	0	6,697.	403,600	707,300	707,300	Year End Roll	1/3/2019
2018	101	FV	303,700	0	6,697.	403,600	707,300	707,300	Year End Roll	12/20/2017
2017	101	FV	303,700	0	6,697.	353,900	657,600	657,600	Year End Roll	1/3/2017
2016	101	FV	303,700	0	6,697.	322,900	626,600	626,600	Year End	1/4/2016
2015	101	FV	280,800	0	6,697.	285,600	566,400	566,400	Year End Roll	12/11/2014
2014	101	FV	257,000	0	6,697.	270,100	527,100	527,100	Year End Roll	12/16/2013
2013	101	FV	257,000	0	6,697.	257,100	514,100	514,100		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PEABODY BEARD B	64066-386		8/12/2014		700,000	No	No		
BEARD BRECKINRI	42058-205		2/18/2004	Family		1	No	No	
OBERLANDER RALP	39379-563		5/30/2003		441,000	No	No	N	
	9600-229		1/1/1901	Family		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/6/2018	1265	Redo Bas	28,680	C				
8/8/2018	1124	Inter-De	2,000	C				
10/25/2006	923	Redo Kit	26,272			G8	GR FY08	
10/6/2004	981	Manual	2,500	C		G6	GR FY06	BUILD COVERED FRON
8/9/2004	764	Redo Bat	24,500	C		G6	GR FY06	re-do 2 baths new

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2018	MEAS&NOTICE	HS	Hanne S
4/15/2009	Measured	189	PATRIOT
4/8/2005	Permit Visit	BR	B Rossignol
8/31/2003	MLS	MM	Mary M
10/14/1999	Meas/Inspect	266	PATRIOT
3/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH															
Type:	5 - Cape			Full Bath:	2	Rating:	Very Good																				
Sty Ht:	1T - 1 & 3/4 Sty			A Bath:		Rating:																					
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:																					
Foundation:	1 - Concrete			A 3QBth:		Rating:																					
Frame:	1 - Wood			1/2 Bath:		Rating:																					
Prime Wall:	4 - Vinyl			A HBth:		Rating:																					
Sec Wall:	8 - Brick Veneer	25%		OthrFix:		Rating:																					
Roof Struct:	1 - Gable			OTHER FEATURES																							
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good																				
Color:	BEIGE			A Kits:		Rating:																					
View / Desir:				Fpl:	1	Rating:	Very Good																				
GENERAL INFORMATION				WSFlue:		Rating:																					
Grade:	C - Average			CONDOS INFORMATION																							
Year Blt:	1959	Eff Yr Blt:		Location:																							
Alt LUC:		Alt %:		Total Units:																							
Jurisdct:	G15	Fact:		Floor:																							
Const Mod:				% Own:																							
Lump Sum Adj:				Name:																							
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN															
Avg Ht/FL:	STD			Phys Cond:	VG - Very Good	4.6	%	Exterior:		No Unit	RMS	BRS	FL														
Prim Int Wall:	1 - Drywall			Functional:			%	Interior:		1	7	4	M														
Sec Int Wall:		%		Economic:			%	Additions:																			
Partition:	T - Typical			Special:			%	Kitchen:																			
Prim Floors:	4 - Carpet			Override:			%	Baths:	2004																		
Sec Floors:		%		Total:		4.6	%	Plumbing:																			
Bsmnt Flr:	4 - Carpet			CALC SUMMARY				Electric:																			
Subfloor:				Basic \$ / SQ:	105.00			Heating:																			
Bsmnt Gar:				Size Adj.:	1.34444439			General:																			
Electric:	3 - Typical			Const Adj.:	1.00749993			COMPARABLE SALES																			
Insulation:	2 - Typical			Adj \$ / SQ:	142.225			Rate	Parcel ID	Typ	Date	Sale Price															
Int vs Ext:	S			Other Features:	99773																						
Heat Fuel:	2 - Gas			Grade Factor:	1.00																						
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000																						
# Heat Sys:	1			NBHD Mod:																							
% Heated:	100	% AC: 100		LUC Factor:	1.00																						
Solar HW:	NO	Central Vac: NO		Adj Total:	397200																						
% Com Wall:		% Sprinkled:		Depreciation:	18271																						
				Depreciated Total:	378929																						
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:																			
Make:																											
Model:																											
Serial #:																											
Year:																											
Color:																											
SPEC FEATURES/YARD ITEMS				PARCEL ID 076.0-0004-0011.0												IMAGE											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value										
More: N				Total Yard Items:				Total Special Features:				Total:															